



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

TUESDAY, MAY 19, 2009

Time & Location: 6 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
 - 1F. Pros/cons of reviewing ADLS Amendment applications at committee level
- G. Reports, Announcements, & Department Concerns
- H. Public Hearings
 - 1H. ***TABLED TO JUNE 16: Docket No. 08100014 Z: 146th & Gray Rezone (146th Street Office Complex):*** ~~The applicant seeks approval to rezone 11.6 acres from S 1/Residence to B-1/Business (with commitments) for an office/retail development. The site is located at the south east corner of 146th St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.~~
 - 2-3H. ***TABLED TO JUNE 16: Docket No. 08100015 PP: 146th Street Office Complex***
~~The applicant seeks primary plat approval for 10 lots on 11.6 acres. One subdivision waiver is requested: **Docket No. 08100016 SW SCO 6.05.01: all lots shall abut a public street** The site is located at the southeast corner of 146th St. and Gray Rd. and is zoned S 1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.~~
 - 4-5H. ***Docket No. 09040007 PP Amend: D Wilkinson's Addition, Lots 13-15 (Rangeline Commercial)***
The applicant seeks primary plat amendment approval to create 5 lots from 3 and also seeks the following waiver: **Docket No. 09040008 SW SCO § 6.05.01 lot with < 50-ft**
The site is located at 411,421,431 N Rangeline Rd. It is zoned B-5/Business within the Historic Rangeline Subarea of the Old Town Overlay. Filed by Steve Schutz of I.E. Investments, LLC.
 - 6H. ***Docket No. 09050003 OA: Ch 30 BZA Time Limit***
Amend Zoning Ordinance Chapter 30: Board of Zoning Appeals, in order to increase the time limit of variances, so that the Ordinance will comply with Indiana Code. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

I. Old Business

1I. Docket No. 09030015 OA: Patch Ordinance VII

The applicant seeks to amend *Chapter 5: Procedure for Subdivisions*; *Chapter 6: Standards of Design* of the Subdivision Control Ordinance and *Chapter 2: Compliance with the Regulations*; *Chapter 3: Definitions*; *Chapter 10: R-4/Residence District*; *Chapter 20D: M-3/Manufacturing Park District*; *Chapter 20F: C-2/Old Town District*; *Chapter 23B: US Highway 31 Corridor Overlay Zone*; *Chapter 24: Development Plan and Architectural Design, Exterior Lighting, Landscaping & Signage*; *Chapter 25: Additional Use Regulations*; *Chapter 25.07: Sign Ordinance*; *Chapter 26: Additional Height, Yard, Lot Area and Buffering Regulations*; *Chapter 27: Additional Parking & Loading Regulations*; *Chapter 28: Nonconforming Uses and Exemptions* of the Zoning Ordinance in order to modify the subdivision and development standards. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

2-4I. Docket No. 08110006 DP/ADLS: Greyhound Commons, Phase III - Key Bank (Kite PUD)

The applicant seeks site plan & design approval for a bank. The site is located at the southeast corner of 146th St. and Lowes Way. The site is zoned R-4/Residence, pending a PUD/Planned Unit Development rezone. Filed by Kite Greyhound III, LLC.

Docket No.s 08110007 OA & 08110008 Z: Kite PUD Rezone, Expansion (Key Bank). The applicant seeks rezone and ordinance amendment approval to expand Kite PUD Ordinance Z-344-00 to include 1.7 acres at the southeast corner of 146th St. and Lowes Way and to modify text. The site is currently zoned R-4/Residence, pending a PUD/Planned Unit Development rezone. Filed by Kite Greyhound III, LLC.

J. New Business

1J. Docket No. 08070020 CP: Carmel Clay Comprehensive Plan 2009 (C3 Plan 2009) - (As amended and approved by City Council; Council Resolution CC-05-04-09-02)

The applicant seeks to adopt the Carmel Clay Comprehensive Plan, in order to update and reformat the Carmel/Clay Comprehensive Plan (as previously amended). Filed by the Carmel Department of Community Services.

K. Adjournment